

Thereupon, Alderman Burke moved to *Approve* said printed Official Journal as corrected and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

Alderman Laurino moved to *Correct* said printed Official Journal as follows:

Page 18723 -- by deleting the word "North" appearing on the second line from the bottom of the page and inserting in lieu thereof the word "South".

The motion to correct *Prevailed*.

(February 7, 1990).

Alderman Laurino moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, February 7, 1990, as follows:

Page 11535 -- by inserting the language " -- for public benefit" immediately after the phrase "handicapped loading zone" appearing on the eleventh line from the bottom of the page.

The motion to correct *Prevailed*.

JOURNAL CORRECTIONS.

(April 25, 1990).

PD 499 CORRECTION

Alderman Banks moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, April 25, 1990 as follows:

Page 15201 -- by inserting the following language immediately below the fourth line from the bottom of the page:

Plan of Development attached to this ordinance reads as follows:

Residential-Business Planned Development No. _____

Plan Of Development

Statements.

1. The entire tract of real property (exclusive of the METRA Property hereinafter defined) located within the Planned Development Boundary as shown on the Property Line Map and Right-Of-Way Adjustments Map attached hereto and consisting of approximately 3,060,144 Gross Square Feet, portions of which are located at grade level and portions of which are located at Plaza Level as hereinafter defined (the "Property") is hereby designated a Residential-Business Planned Development. Central Station Limited Partnership, an Illinois limited partnership (the "Applicant"), controls the Property for purposes of the Chicago Zoning Ordinance.

Legal title to that portion of the Property (the "1304 South Indiana Avenue Parcel") bounded by East 13th Street on the north, East 14th Street on the south, South Indiana Avenue on the east and the alley to the west of South Indiana Avenue on the west, is held by Chicago Title and Trust Company, as Trustee under Trust Agreement dated June 27, 1989 and known as Trust No. 1093252. The 1304 South Indiana Avenue Limited Partnership, an Illinois limited partnership, and Forest City Central Station, Inc., an Ohio corporation, are the sole beneficiaries of said trust. Applicant is the authorized agent of the owner of the 1304 South Indiana Avenue Parcel for the purpose of submitting the Application and this Planned Development.

Legal title to the remainder of the Property, exclusive of public rights-of-way (the "Remaining Property"), is held by Chicago Title and Trust Company, as Trustee under Trust Agreement dated May 1, 1917 and known as Trust No. 7024. The Illinois Central Railroad Company, a Delaware corporation, is the sole beneficiary of said trust. The Applicant is the successor-in-interest to the purchaser under a purchase contract by which the Illinois Central Railroad Company has agreed to sell its interest in the Remaining Property. The Applicant is the authorized agent of the owner of the Remaining Property for the purpose of submitting the Application and this Planned Development.

Certain portions of the Property as depicted in the Air- Rights Parcels Exhibit attached hereto (the "Air-Rights Parcels") consist of air

rights. The property located below the Air-Rights Parcels (the "METRA Property") is not included within this Planned Development.

2. This Planned Development consists of: (1) these Statements; (2) the following attachments (the "Attachments"): (i) Zoning District and Preferential Streets Map; (ii) Property Line Map and Right-Of-Way Adjustments Map; (iii) Subareas and Generalized Land Use Map; (iv) Table of Planned Development Use and Bulk Regulations; (v) the Air Rights Parcels Exhibit; and (3) the Central Station Development Guidelines adopted by the Chicago Plan Commission on March 1, 1990, as they may be amended from time to time (the "Guidelines"), which are incorporated into and made a part of this Planned Development by reference. The Statements and Attachments shall be construed and implemented in conformance with the Guidelines. These and no other zoning controls shall apply to the Property.
3. All use and development of the Property shall conform with the provisions of the Guidelines; provided however, that in the event of any conflict between the provisions of the Planned Development and any subsequent amendment to the Guidelines, the provisions of this Planned Development shall govern. The Property is divided into three Subareas, as illustrated on the Subareas and Generalized Land Use Map attached hereto, for the purpose of establishing use and density controls by Subareas. The Table of Use and Bulk Regulations and Data describes the use and density controls applicable within each subarea. For purposes of floor area controls and/or determining Floor Area Ratio ("F.A.R."), the provisions of the Chicago Zoning Ordinance shall apply, with the following exceptions:
 - (1) Grade Level and Plaza Level shall be established at the time of Master Plan Approval. Plaza Level shall be considered "Curb Level" for purposes of the Chicago Zoning Ordinance, and floor area below the Plaza Level shall not be included in calculating the total number of square feet of development permitted under this Planned Development;
 - (2) Individual development parcels may exceed the floor area controls established herein, provided that (1) the floor area controls applicable to the entire Subarea in which any development parcel is located shall not be exceeded, (2) the floor area controls applicable to the overall Property shall not be exceeded, and (3) floor area controls established by any Master Plan in accordance with this Planned Development shall govern;
 - (3) Floor area (for determining the total number of square feet of development permitted under this Planned Development,

and for determining F.A.R. and off-street parking and loading requirements) shall not include any space devoted to mechanical equipment (including, without limitation, heating, ventilation and air conditioning equipment) where such space occupies the entire floor of any structure or consists of more than 5,000 square feet of contiguous floor area.

4. Uses of the Property which are permitted by this Planned Development shall be residential uses, office uses (business or professional), exhibition uses, institutional uses, and retail and commercial uses. Retail and commercial uses shall mean (a) all uses which are permitted uses within the C3-5 Zoning District other than residential, office, exhibition and institutional use, and (b) uses listed as special uses within the C3-5 Zoning District if such uses are determined at the time of Master Plan approval to be designed, located and proposed in a manner which will not have an adverse impact on public health, safety or welfare. In addition, the following structures and uses shall also be permitted: (1) Earth station receiving and transmitting dishes, satellite dishes, earth station antennae, microwave relay dishes and transmitting or receiving dishes; (2) Railroad rights-of-way and uses; (3) Motor vehicle rental and related operation and maintenance facilities including, without limitation, service stations, auto laundries and underground storage tanks; (4) District and central heating and cooling systems and related equipment and appurtenances, such as boilers, turbines, chillers, and piping for distribution and exhaust; (5) Petroleum underground storage tanks; (6) Day care facilities; and (7) Dwelling units below the second floor of buildings. All structures and uses shall be designed, located, and operated in accordance with the provisions of the applicable Master Plan. Any Master Plan may include such conditions on the design, location or operation of any allowable structures or uses as may be appropriate or necessary to implement the intent of this Planned Development and the Guidelines.
5. The maximum allowable height of any structure upon the Property shall conform with the Guidelines and shall also be subject to the following:
 - (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and

- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
6. Open space and public parks upon the Property as identified in the Guidelines shall be addressed in applicable provisions of the Master Plans. In addition and in accordance with the Guidelines, the applicant shall promptly upon completion of the Roosevelt Road extension from Michigan Avenue to its intersection with Columbus Drive and completion of the Columbus Drive extension to its intersection with 14th Street (all as contemplated in the Guidelines), convey and dedicate or cause the conveyance and dedication to the Park District, free and clear of all improvements and encumbrances (other than the standard exceptions contained within the standard owner's title policy issued by Chicago Title Insurance Company) of any kind whatsoever, that approximately 70,000 square foot parcel which is located north of Roosevelt Road between Michigan Avenue and Columbus Drive and which is necessary to complete the southern portion of Grant Park as provided by the Guidelines which parcel is owned by Chicago Title & Trust Company as Trustee under Trust Agreement dated May 1, 1917 and known as Trust No. 7024. However, that parcel shall be conveyed and dedicated to the Park District prior to the completion of said roadway extensions upon provision to applicant of written binding commitments accompanied by a timely schedule for complete construction of all the aforementioned street improvements, which commitments shall be in such form and text and from such parties and/or governmental authorities as demonstrated with reasonable certainty the construction and completion of the aforesaid street improvements. Further, the applicant commits to keep said property free and clear of all temporary or permanent structures, other than temporary construction related facilities or temporary surface parking facilities, and of all development whatsoever, except for public facilities as may be agreed to from time to time by the applicant, the City and the Park District. Within ninety (90) days following adoption of this Planned Development, the applicant and the City shall enter into an agreement which reflects the foregoing in a form reasonably acceptable to the City's Corporation Counsel and the applicant. The agreement shall provide that the City is entitled to the remedy of specific performance or any other remedy provided by law too insure the applicant's performance under said agreement.

Applicant shall reserve all that portion of the Property east of Columbus Drive proposed to be or actually extended south to 16th Street as open space in accordance with the Guidelines. Furthermore, applicant shall properly offer for dedication to the City (or other relevant public agency) said Property or any portion thereof at such time as such dedication is requested by the City in order to

accommodate the relocation of portions of Lake Shore Drive as contemplated by the Guidelines as defined herein.

7. Each year, no later than each anniversary date of the adoption of this Planned Development, the applicant shall file an Annual Development Report with the Commissioner of the Department of Planning (the "Commissioner"). The report shall, at a minimum, contain the following information related to the Property:

- (1) The number of square feet of construction completed, under construction or approved for construction, identifying also the type of use and location;
- (2) Percentage occupancy of each structure;
- (3) Construction/development anticipated within the following year;
- (4) Status of all public improvements; and
- (5) Traffic Mitigation Report which shall contain a report and analysis of traffic volumes and public transportation use upon the Property in accordance with traffic analysis industry standards.

8. The applicant or its successors, assigns or grantees shall obtain all required reviews, approvals, licenses and permits in connection with this Planned Development, including those required by Statements 11, 12 and 13 of this Planned Development also including such City Council approvals as may be mandated by the Municipal Code of Chicago.

9. (a) The Property which is the subject of this Planned Development is a large tract of land located within the City's South Loop area and is currently mostly vacant. Few, if any, public improvements and services (the "Public Improvements") such as roads, utilities and parks as hereinafter provided exist upon or near the Property to serve the development contemplated by this Planned Development.

The applicant and the City acknowledge that the development of the Property contemplated by this Planned Development necessitates that Public Improvements must exist in order to accommodate the expected impact of such development on the public health, safety and welfare. The applicant further acknowledges that this Planned Development is adopted based upon the City's requirement that development of the Property or portion thereof shall be allowed only if, and to the extent that, such development is accompanied by the necessary Public Improvements as provided for hereinafter.

The description of the Public Improvements necessary or appropriate in connection with construction or development upon the Property, including the type, location and extent of such Public Improvements, shall be contained in the Master Plan applicable to the portion or portions of the Property upon which the construction or development is to be undertaken. Public Improvements appropriate to the area for which a Master Plan has been submitted shall include the following:

- Public roads and public roadway-related improvements including, without limitation, existing street widening, curbs, gutters, sidewalks, streetlights, street furnishings and appurtenances;
- Public transportation facilities, easements, rights-of- way, etc.;
- Public and quasi-public utilities, including without limitation, electric, telephone, gas, other energy- related facilities, water supply, storm water runoff facilities, sanitary sewer, and all lines, circuits, connectors and facilities related thereto;
- The availability by appropriate governmental agencies of police, fire, medical and emergency services and the facilities therefor and public education and library facilities to service the Planned Development;
- Public and quasi-public parks and recreational areas and open spaces such as McFetridge Park, 15th Street Neighborhood Park and Columbus-Lake Shore Drive Park, as said parks are described by the Guidelines. The aforesaid specifically named three (3) parks shall be constructed and dedicated to the Chicago Park District at such time as shall be provided by an approved Master Plan covering that portion of the Property where such park is located. Other parks and open spaces shall be constructed and where appropriate, dedicated to a public entity as shall be provided by the applicable Master Plan.

The Master Plan may also include without limitation:

- Description of the type, amount, extent and location of construction or development of the Property which may be conditioned upon the completion and availability of specified Public Improvements;

- Requirements that the construction and installation of such Public Improvements shall be in accordance with all applicable laws, including the requirements and standards of any affected public agency; and
- Requirement that the owner of the Property upon, under, over or across which such Public Improvements or services may be constructed, installed or maintained shall dedicate such property or grant such easements and licenses to the public as may be necessary or appropriate in connection therewith.

No Part II Approval, as defined in paragraph 13 hereof, or occupancy permits shall be granted or issued unless the Public Improvements specified in the applicable Master Plan as necessary or appropriate to accommodate such construction or development are in place and available for use or are otherwise committed and in compliance with a schedule for commencement and completion as specified by the Master Plan.

(b) The applicant and the City anticipate the use of public funds or public financial participation for certain infrastructure improvements, which may include among other things, the Public Improvements discussed above, within or in the vicinity of the Property. Therefore, the City will use its best efforts, solely to the extent it deems appropriate, to evaluate the appropriateness of using public funds for the aforesaid Public Improvements.

In the event that the City determines such public funding to be appropriate, the City and the applicant will use their best efforts to cooperate in the consideration of entering into an Infrastructure Phasing Agreement or other agreement which will address the schedule and manner in which those public funds are to be used or public financial participation is to be applied and may also address other tax incentives from other governmental bodies and coordinate those programs with infrastructure improvements. Said agreement may also address implementation of public and private improvements, land acquisitions, dispositions, additional traffic mitigation activities and other matters related to the orderly development of the Property so long as said agreement is not inconsistent with this Planned Development, in particular the Guidelines and any approved Master Plans.

Notwithstanding the above, this Statement does not constitute a public financing commitment by the City for any of the infrastructure improvements nor does it constitute a commitment by the City to execute any agreement for such funding.

The applicant shall be allowed to develop the Property in accordance with all other applicable terms and provisions of this Planned Development including but not limited to the provisions of Statement 9(a) hereof, whether or not such an Infrastructure Phasing Agreement or other agreement is executed by the applicant and the City, or whether or not public funds or public financing participation of any kind is obtained or available.

Any infrastructure costs advanced by the applicant prior to an execution of the Infrastructure Phasing Agreement and prior to the granting of any forms of tax relief or tax increment financing shall not impair the applicant's eligibility to request such forms of relief from local, state or federal agencies or impair the applicant's ability to request reimbursement from said agencies for costs advanced by the applicant; provided however

that such relief, reimbursement and requests are not in conflict with any applicable laws.

10. The total of square feet of development under this Planned Development has been fixed based upon the applicant's commitment to a program which promotes the use of public transportation facilities in preference to the use of private automobiles as reflected in the Guidelines. The Master Plan shall provide, if and when appropriate in connection with development of all or any portion of the Property, as and when such portions are developed, that the applicant shall:
 - a. Dedicate such property and grant such easements and licenses to the public as may be necessary, appropriate and reasonable to accommodate the expansion of public transportation facilities through or within the boundaries of the Property, if the location and operation of such facilities are consistent with the Guidelines.
 - b. Construct or cause the construction of public bus facilities where appropriate and reasonable; provided that appropriate public agencies have reasonably demonstrated that a need for such facilities exists in connection with the subject development. The foregoing shall include bus turn-around areas and bus shelters, where appropriate, in order to enhance and extend public bus service throughout the Property; provided, however, that applicant shall not be obligated to provide more than five (5) bus shelters. Additional bus shelters may be required in connection with development which exceeds 17,250,000 square feet in the aggregate or 4,000,000 square feet of office use, provided that need is established.

- c. Provide or cause the provisions of express bus service between Union Station and Northwestern Station to and from the Property during A.M. and P.M. rush hour periods when office development upon the Property has exceeded 250,000 square feet unless the applicant reasonably demonstrates that a sufficient demand for such service does not exist and such services shall be provided and/or restored when and if such demand occurs or reoccurs.
- d. Establish and maintain a transportation management program intended to reduce the use of private automobiles by office employees traveling to and from the Property. Such a program shall, at a minimum, include the following:
 - (i) Creation of a traffic management association or similar organization, whose purpose will be to implement a traffic management plan for the office development portion(s) of the Property utilizing the following devices:
 - all owners or tenants of property containing office space will be required to maintain membership in this association and may be assessed to support said association.
 - the association will retain a Transportation Coordinator either as an employee or as a consultant.
 - the association and the Transportation Coordinator shall design and implement the traffic management program, (taking into account all development within the property boundaries) working with all appropriate groups, including on-site owners, tenants and residents.
 - the association will report in the form of a Traffic Mitigation Report on the condition and characteristics of the plan and related programs to the appropriate local governmental body or designated agency on a regular basis but at least annually.
 - (ii)
 - implementation of a ride-sharing program for employees.

- implementation of programs for car-pooling or van-pooling.
- implementation of a transit service awareness program which promotes the use of public transportation.
- implementation of a program to encourage and accommodate non-motorized commuting (bicycle and pedestrian).
- promotion of "variable working hours" programs among the various employers at Central Station as feasible.

The Master Plan shall provide that where development of the Property exceeds a total of 17,250,000 square feet of floor area (consisting of any use or uses) or 4,000,000 square feet of office floor area, if and when appropriate in connection with development of all or any portion of the Property, that the applicant shall:

- (i) Dedicate such property, grant such easements and licenses to the public or M.E.T.R.A. as may be necessary or appropriate and reasonable to accommodate the relocation of the existing M.E.T.R.A. station to a location proximate to Roosevelt Road as contemplated by the Guidelines.
- (ii) Make provision within a building to be developed on the Property in the vicinity of Roosevelt Road and Columbus Drive as contemplated in the Guidelines, for an uncompleted "shell" space which is capable of accommodating complete construction by M.E.T.R.A. or others of facilities for the installation and operation by M.E.T.R.A. of a newly relocated M.E.T.R.A. station.
- (iii) Construct or cause the construction, in cooperation with the City and in compliance with all applicable laws and regulations, of such improvements along the pedestrian walks on both sides of Roosevelt Road between State Street and Columbus Drive as may be necessary or appropriate to promote and enhance the use by pedestrians of the Roosevelt Road/State Street C.T.A. facility, providing such improvements shall be limited to enhancements to work to be performed by the City or other governmental agencies and shall be limited generally to paving, landscaping, lighting and signage. This obligation need not be undertaken by applicant until the aggregate development of the Property has reached 17,250,000 square feet notwithstanding the amount of office floor area developed.

- (iv) Dedicate such property, grant such easements and licenses as may be necessary, appropriate and reasonable to accomodate the extension of a Central Area Circulator through or within the boundaries of the Property; provided that this provision is made by others to extend the Circulator to the Property boundaries, and provided further that the route will be designated so that it does not unreasonably interfere with the proposed Planned Development.

11. All development upon the three subareas of the Property shall occur in substantial conformance with one or more Master Plans approved as authorized and provided for in this Statement. No application for Site Plan approval (as provided for by Statement 12 hereof) nor for Part II Approval (as described by Statement 13 hereof) shall be granted until and unless the property subject to such application is contained within the boundaries of an approved Master Plan. Master Plans are intended to implement the provisions of this Planned Development and, following approval as provided herein, shall have the same force and effect as this Planned Development. The Chicago Plan Commission shall be responsible for the review, approval or disapproval of Master Plans in the manner provided herein. Applications for Master Plan approval shall be filed with the Department of Planning and the Department of Planning shall prepare and file a written report in accordance with the provisions hereof. The Plan Commission, as well as the Department of Planning, may adopt such rules or procedures as either finds appropriate to carry out their respective responsibilities under this Planned Development.

All or any portion of the Property may be submitted for Master Plan approval at any time, separately or in any combination; provided, however, that Master Plan approval shall not be granted for less than a ten-acre contiguous area.

After submission of an application for Master Plan approval, together with all required documentation hereinafter described, a Master Plan shall be considered for approval by the Plan Commission in a public meeting. Such meeting shall be held only following (1) the publication of adequate notice thereof in the manner provided for in Section 11.11-3 of the Chicago Zoning Ordinance and (2) the filing with the Plan Commission of a written report prepared by the Commissioner which shall include the Commissioner's findings and recommendations with regard to the proposed Master Plan. The Commissioner's report, together with the Master Plan substantially in the form to be acted upon by the Plan Commission, shall be made available to the general public 5 days before the Commission

meeting. Said public meeting shall be held within 90 days following the filing of a complete application for Master Plan approval. An application shall be complete when all materials necessary for review and approval have been submitted. The Commissioner or the Applicant may elect to extend the aforesaid ninety (90) day period where appropriate, for not to exceed one (1) period providing that such extension period does not exceed thirty (30) days. The Commission shall make a determination within the time hereinabove prescribed or as may be extended. The City and the Applicant shall cooperate to process the consideration of approval of any Master Plan in an expeditious manner. Failure of the Commission to make a determination within the time hereinabove prescribed shall be deemed a disapproval. The decision of the Plan Commission on a Master Plan shall be final.

The Plan Commission shall approve any Master Plan if the Commission finds the following:

- (a) The proposed Master Plan is consistent with the Guidelines and this Planned Development; and
- (b) After giving due consideration to the guidelines contained in Section 11.11-2 of the Chicago Zoning Ordinance, the proposed Master Plan would have no adverse impact on the public health, safety or welfare; and
- (c) The proposed Master Plan conforms with the fourteen basic policies and the thirteen basic purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance.

No Master Plan shall be approved unless the Applicant and the subject Property are in compliance with the provisions of this Planned Development, including but not limited to all other previously approved Master Plans, Site Plans or Part II Approvals or any agreements entered into with the City as part of or in furtherance of this Planned Development. Following Master Plan approval, Master Plans shall be kept on permanent file with the Department of Planning.

Changes or modifications to an approved Master Plan may be approved by the Commissioner provided that such changes are minor in nature and that the Master Plan as so changed remains consistent with the Guidelines. In the event of any inconsistency between an approved Master Plan or any permitted modifications thereto and the terms of this Planned Development in effect at the time of approval of such Master Plan or of the modification thereto, then the terms of this Planned Development shall govern.

Master Plans may include both narrative and graphic information. A Master Plan shall demonstrate in detailed fashion the parameters for all future development within the boundaries of the Master Plan. Said parameters shall be arranged and depicted in such format and manner as the Commissioner reasonably determines to be appropriate in order to best facilitate the administration of the development approval of the subject property. The information and documentation contained within a proposed Master Plan shall, at a minimum, address each of the following considerations:

(1) Site conditions

Utilities

Grading/Drainage

Easements and Rights-of-way

Development parcel boundaries/layout of blocks and
street
grid

(2) Use Controls

Density

Type

Location

Ground Floor Uses/Upper Floor Uses

(3) Vehicular Circulation

Street Layout (Public and Private)

Parking

Curb-Cuts

Loading Docks

Number of Parking/Loading Spaces Required

(4) Pedestrian Circulation

Building Entrances

Easements

Arcades

Criteria for Street Furniture, Paving, Lighting,
Character

(5) Bulk

Density

Streetwall, Building Heights and Building Setbacks

View Corridors

Shadow Zones

Lot Coverage

Floor Area Ratios

Criteria for Lot Area Per Dwelling Unit

(6) Architectural Features

Materials

Expression Lines

Signs and Lighting

(7) Open Space

Use, Size, Location and Character

Surface Treatment, Paving, Landscaping

Furnishings, Benches, Fountains and Artwork

(8) Building Energy Efficiency Standards

Lighting

Building Envelope

Building Orientation

(9) Compliance With Applicable Governmental Requirements

- (a) Information and documentation necessary or appropriate to demonstrate compliance with all applicable provisions of the Guidelines and the Planned Development.
- (b) Information, documentation and studies if any are necessary or appropriate (such as those items described as supplemental submittals by the Chicago Department of Planning Planned Development Handbook adopted March 16, 1989) to demonstrate that the proposed development will not harm public health, safety or welfare in light of the considerations contained in Section 11.11-2 of the Chicago Zoning Ordinance and to demonstrate that the proposed development is compatible with any previously approved Master Plans.
- (c) Information, documentation and studies if any are necessary or appropriate to demonstrate compliance with the Policies and Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance.
- (d) Description of public improvements and services necessary or appropriate in connection with construction or development within the boundaries of the Master Plan and any conditions thereto, as provided by paragraph nine (9) of this Planned Development.
- (e) Description of the undertakings required of the applicant for traffic mitigation as provided by Statement ten (10) of this Planned Development.

12. Following Master Plan approval as provided above, all Site Plans for proposed development on property within the area covered by the applicable Master Plan shall be submitted to the Commissioner for Site Plan approval. Site Plan approval is intended to assure that specific development proposals conform with the applicable approved Master Plan and with this Planned Development and to assist the

City in monitoring on-going development. A Site Plan may be submitted for all or any part of the Planned Development provided that all such submissions are for property within an area covered by an approved Master Plan. No Part II Approval (as described by Statement 13 hereof) shall be granted until an applicable Site Plan has been approved.

If a Site Plan substantially conforms with the applicable approved Master Plan and with the other provisions of this Planned Development, the Commissioner shall approve said Site Plan and shall issue written approval thereof to the applicant for such Site Plan approval within sixty (60) days of submission of the completed application. If the Commissioner determines within said sixty (60) day period that the Site Plan does not substantially conform with the applicable approved Master Plan and with the other provisions of this Planned Development, the Commissioner shall advise the applicant for such Site Plan approval, in writing, regarding the reasons for such adverse determination. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make his final determination, in writing, to the applicant for such Site Plan within said period. Failure of the Commissioner to make a determination within the time hereinabove prescribed shall be deemed a disapproval. Following approval of a Site Plan by the Commissioner, the Site Plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

Changes or modifications to Site Plans may be made after approval of the Commissioner, so long as the Site Plan, as so changed or modified, substantially conforms with the approved applicable Master Plan and with the other provisions of this Planned Development. In the event of any inconsistency between an approved Site Plan or any permitted modifications thereto and the terms of the Master Plan in effect at the time of approval of such Site Plan or of the modification thereto, then the terms of the Master Plan shall govern.

Site Plan shall, at a minimum, provide the following information:

- Boundaries of development parcel or parcels
- Building footprint or footprints
- Dimensions of all setbacks
- Location and depiction of all parking spaces (including relevant dimensions)

- Location and depiction of all loading berths (including relevant dimensions)
- All drives, roadways and vehicular routes
- All landscaping (including species and size)
- All pedestrian circulation routes and points of ingress/egress (including sidewalks)
- All site statistics applicable to the development parcel or parcels including:
 - F.A.R. Floor Area and Floor Area Ratio as represented on submitted drawings
 - Lot coverage as represented on submitted drawings
 - Number of parking spaces provided
 - Number of loading berths provided
 - Uses of development parcel
 - Parameters of the building envelope including:
 - Maximum building height
 - Vertical setbacks, if any.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable approved Master Plan and with the other provisions of this Planned Development.

13. Following Master Plan approval and Site Plan approval as set forth above, construction plans relating to development of a specific site or development parcel(s) may be submitted to the Commissioner for approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval").
14. This Planned Development shall be subject to all applicable federal and state laws and regulations regarding environmental quality.
15. The Applicant and the City shall be subject to the existing "Rules, Regulations and Procedures Related to Planned Development Amendments" dated March 16, 1989 as promulgated by the Commissioner of the Department of Planning.

16. The Property is subject to certain of the provisions of an ordinance passed by the City Council of the City of Chicago on July 21, 1919 entitled "An Ordinance for the Establishment of Harbor District Number Three; the Construction by the Illinois Central Railroad Company of a New Passenger Station; Electrification of Certain of the Lines of the Illinois Central and Michigan Central Railroad Companies within the City; and Development of the Lake Front" as the same may have been from time to time amended (the "1919 Ordinance"). If the 1919 Ordinance is inconsistent with this Planned Development or any applicable approved Master Plan, then to the extent authorized by law the City shall take all necessary action to adopt such amendments to the 1919 Ordinance as may be necessary or appropriate to make the 1919 Ordinance consistent with any such Master Plan approved for the Property within 60 days following Plan Commission approval of each Master Plan.

17. Within five (5) years of the effective date of this Planned Development, the applicant, its successors or assignees must commence construction of 500,000 gross square feet (G.S.F.) of improvements. Within ten (10) years of the effective date of this Planned Development, the applicant, its successors or assignees must commence construction of a total of 1,500,000 G.S.F. of improvements. Within fifteen (15) years of the effective date of this Planned Development, the applicant, its successors or assignees must commence construction of a total of 2,500,000 G.S.F. of improvements. The applicant, its successors or assignees must commence construction of a total of 5,000,000 G.S.F. improvements within twenty (20) years of the effective date of this Planned Development. Commencement of construction, for purposes of this section, shall mean any combination of the following: (1) the required floor area has been substantially completed or (2) building permits for plans including the required floor area have been issued, construction has commenced upon the structure for which the permit has been issued, and substantial completion of such structure being improved is pursued with reasonable diligence and in good faith. The time for compliance shall be suspended, tolled and abated during any moratorium on the issuance of building permits or other such federal, state or local governmental restriction on development. Each of the above compliance periods is subject to two (2) one (1) year extensions upon application to the Commissioner. Cause for extension may include, but is not limited to, a showing that compliance is impossible due to circumstances beyond or out of the reasonable control of the applicant, its successors or assignees. However, should the applicant, its successors or assignees fail to achieve compliance with the above requirements within the prescribed time periods, including any extension periods which may be granted, the total number of square feet of development permitted under this Planned Development shall not exceed 17,250,000 square feet (7.30 F.A.R.). Notwithstanding the

above stated requirement of the commencement of construction within 5 years following the adoption of this Planned Development, the total number of square feet of development permitted under this Planned Development will be restored to 19,485,000 square feet (8.25 F.A.R.) if the applicant, its successors or assignees meets the 500,000 square foot requirement within 10 years of the effective date of this Planned Development.

18. A district heating-cooling feasibility study will be completed by the applicant prior to approval of the first Master Plan, but no later than September 30, 1990. Such study, which shall be made available for use by the City, shall at a minimum address the following: existing proximate heat sources, environmental and legal concerns, potential relationships with existing utilities, regulatory issues, comparable systems, system staging and options, system costs, and implementation.
19. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the applicant and the Property's owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall, throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and on behalf of the affected property owner or owners (provided, however, that nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development) and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.
20. This Planned Development is intended to include in its entirety, the terms and provisions of Statement 11 hereof and Statement 11 is not intended to be severable from this Planned Development. Accordingly, if Statement 11 of this Planned Development or any portion thereof or any other provisions of this Planned Development

the terms and conditions of Statement 11, or any portion thereof, shall to any extent be found to be invalid, void or unenforceable by any court having proper jurisdiction, then this Planned Development shall in its entirety be deemed invalid, void and unenforceable, ab initio with respect to any portions of the Property which remain undeveloped or unimproved with any principal structures and also with respect to any rights, duties and obligations created by this Planned Development as said rights, duties and obligations relating to such portions of the Property. Property shall be considered to be developed or improved with principal structures if a proper building permit for any portion of said structures has been issued and remains in force or construction has been commenced. Said undeveloped or unimproved portions of the Property shall thereafter, without further City Council action, revert to the zoning district classifications applicable immediately prior to the adoption of this Planned Development.

[Preferential Streets Map, Property Line Map and Right-Of-Way
Adjustments Map, Subareas and Generalized Land-Use Map,
Air Rights Parcels and Table of Use and Bulk Regulations
and Data attached to this Plan of Development
printed on pages 19915 through
19921 of this Journal.*]

The motion to correct *Prevailed*.

(June 27, 1990)

Alderman Shiller moved to Correct the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, June 27, 1990 as follows:

Page 17182 -- by deleting the address "2507 North Greenview Avenue" appearing on the third and eleventh lines from the bottom of the page and inserting in lieu thereof the address "4303 North Kenmore Avenue".

*Page numbers are for reference purposes only and do not correspond to Council Journal of Proceedings of April 25, 1990.

The motion to correct *Prevailed*.

UNFINISHED BUSINESS.

**RE-ACCEPTANCE OF BID FOR PURCHASE OF CITY-OWNED
VACANT PROPERTY AT 3008 -- 3018 WEST
WASHINGTON BOULEVARD.**

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Housing, Land Acquisition, Disposition and Leases, deferred and published in the Journal of the Proceedings of July 12, 1990, pages 18386 and 18387, recommending that the City Council pass a proposed ordinance authorizing the re-acceptance of a bid for the purchase of city-owned vacant property at 3008 -- 3018 West Washington Boulevard.

On motion of Alderman Banks, the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, T. Evans, Bloom, Beavers, Dixon, Shaw, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Troutman, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, E. Smith, Davis, Bialczak, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schuler, M. Smith, Orr, Stone -- 47.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

(Continued on page 19922)

Table of Use and Bulk Regulations and Data
(Page 1 of 3)

SUBAREA	A	B	C	TOTAL
NET SITE AREA-sq.ft.	860,066	1,002,970	500,514	2,363,550
acres	19.74	23.03	11.49	54.26
MAX. F.A.R.	10.76	6.42	7.59	8.2
PERM. FL. AREA SQ. FT.	9,250,000	6,435,000	3,800,000	19,485,000
MAX. RES. UNITS	3,000	5,500	2,000	9,500
MAX. HOTEL ROOMS	2,500	1,320	2,500	3,500
MAX. OFFICE SQ. FT.	7,500,000	600,000	3,000,000	7,500,000
MAX. RETAIL AND COMMERCIAL SQ. FT.	500,000	200,000	500,000	1,000,000
MAX. EXH., MART. INST.	1,000,000	-0-	2,000,000	3,000,000
Gross Site Area (3,060,144 sq. ft. or 70.25 ac) = Net Site Area				
(2,363,550 sq. ft. or 54.26 ac) + Area in or Proposed to be Public				
Right-Of-Way (696,594 sq.ft. or 15.99 ac)				

Table of Use and Bulk Regulations and Data
(Page 2 of 3)

The total number of square feet of development permitted under this Planned Development shall be fixed at 19,485,000 square feet, and the total number of square feet developed under this Planned Development shall not exceed 19,485,000 square feet of development except as limited by paragraphs 10 and 17 hereof. Notwithstanding a reduction in Net Site Area which results from an increase in the size of publicly-dedicated open area or rights-of-way contemplated by this Planned Development or any Master Plan, the total number of square feet of development permitted under this Planned Development shall not change.

The minimum required parking for residential uses is 0.55 spaces/unit.

The minimum required parking for office use is 0.7 spaces/1,000 square feet.

The minimum required parking for hotel uses is 0.25 spaces/room.

The minimum required parking for retail and commercial uses is 0.4 spaces/1,000 square feet if retail uses are less than 5% of total developed floor area and 2.9 spaces/1,000 square feet if retail uses exceed 5% of total developed floor area.

The minimum required parking for exhibition, institutional, mart uses is 0.65 spaces/1,000 square feet.

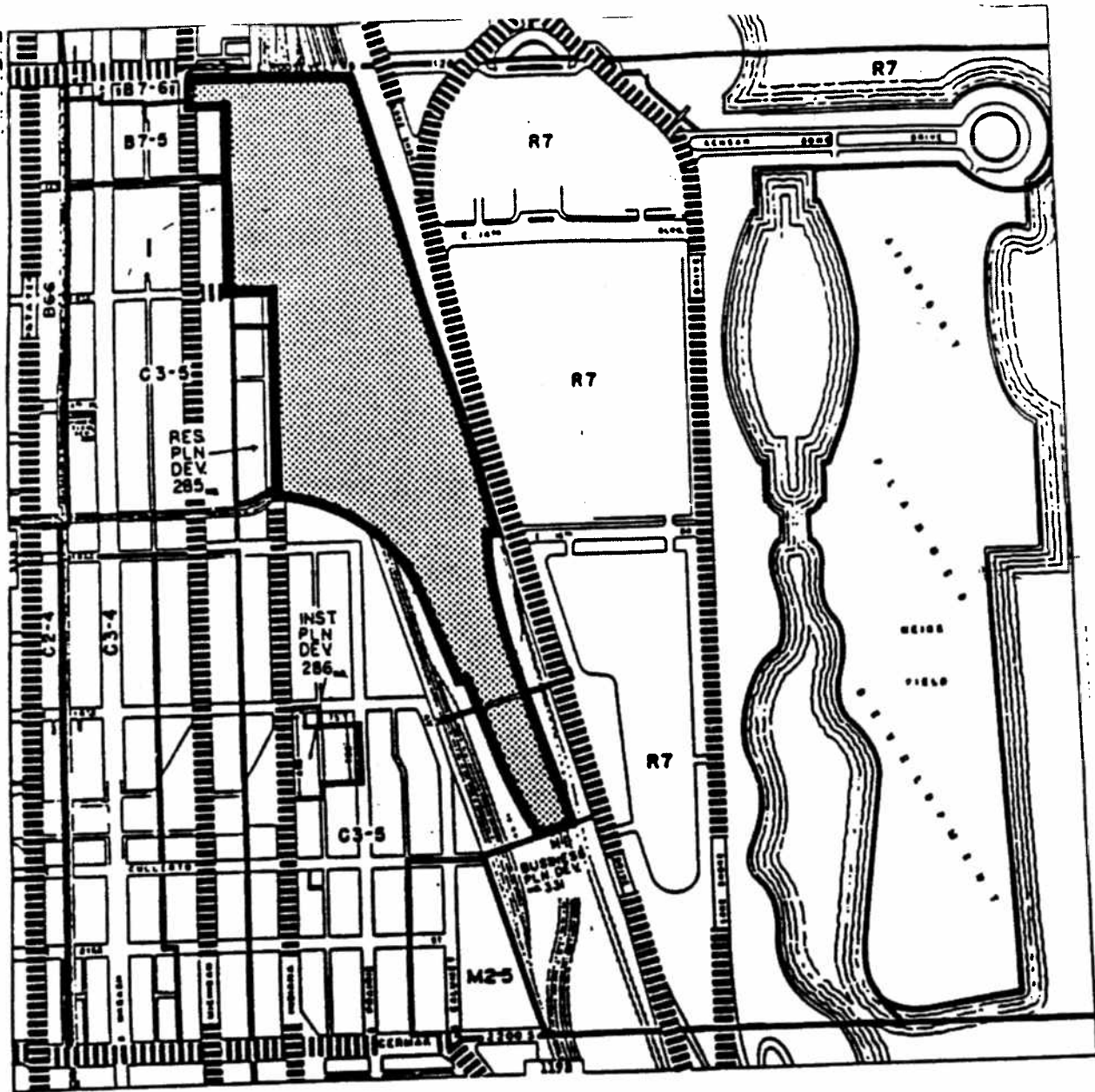
Minimum peripheral setback may be determined by Master Plan.

Open space required: 20% of Net Site Area.

**Table of Use and Bulk Regulations and Data
(Page 3 of 3)**

Notes:

1. Development of air-rights parcels with frontage on Columbus Drive between 14th Street and 16th Street shall be restricted to residential, local retail and related uses. Office and related uses on any property between 14th Street and 16th Street shall be restricted to parcels fronting 14th Street between Indiana Avenue and Columbus Drive. Local retail uses shall be permitted along Indiana Avenue between 14th Street and 15th Street.
2. The maximum residential floor area for project: 10,450,000 square feet. Dwelling units figured at 1,100 square feet/unit.
3. The maximum hotel floor area for project: 1,925,000 square feet. Rooms figured at 550 square feet/room.
4. Hotel floor area, where permitted, may be converted to residential floor area in any subarea at the ratio of 1 : 1.
5. Office uses include office and related uses.
6. Dwelling units shall be permitted in all subareas of this Planned Development.
7. Off-street loading shall be provided in accordance with the requirements of the C3-5 Commercial Manufacturing District.
8. In the event that a certificate of occupancy has been issued for any portion of the METRA property exceeding 250,000 square feet which is developed with any use which utilizes floor area (as floor area is defined by the Chicago Zoning Ordinance for the purpose of determining Floor Area Ratio) save and except that property which is presently developed with a METRA facility or shall be developed with a METRA facility which is a continuation of the present use, then the maximum allowable floor area pursuant to this Planned Development shall be reduced by the number of square feet of floor area which is equivalent to the floor area for which said certificate in excess of 250,000 square feet has been issued for the development upon the METRA property.



ZONING DISTRICTS AND PREFERENTIAL STREETS MAP

Applicant:

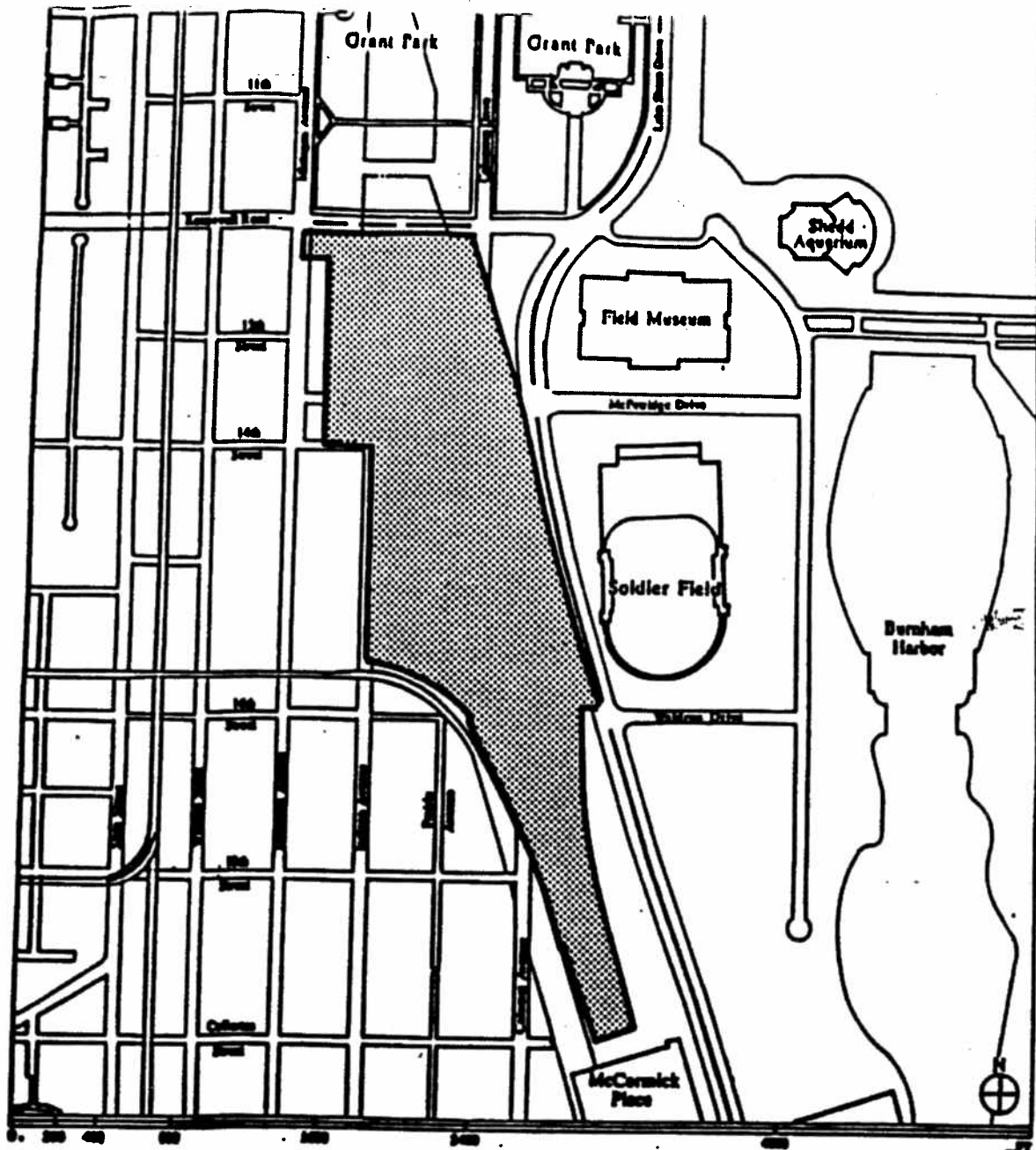
Central Station Limited Partnership,
an Illinois Limited Partnership
887 North Dearborn Parkway
Chicago, Illinois 60610

Date:

March 8, 1990

 Preferential Street

 Site



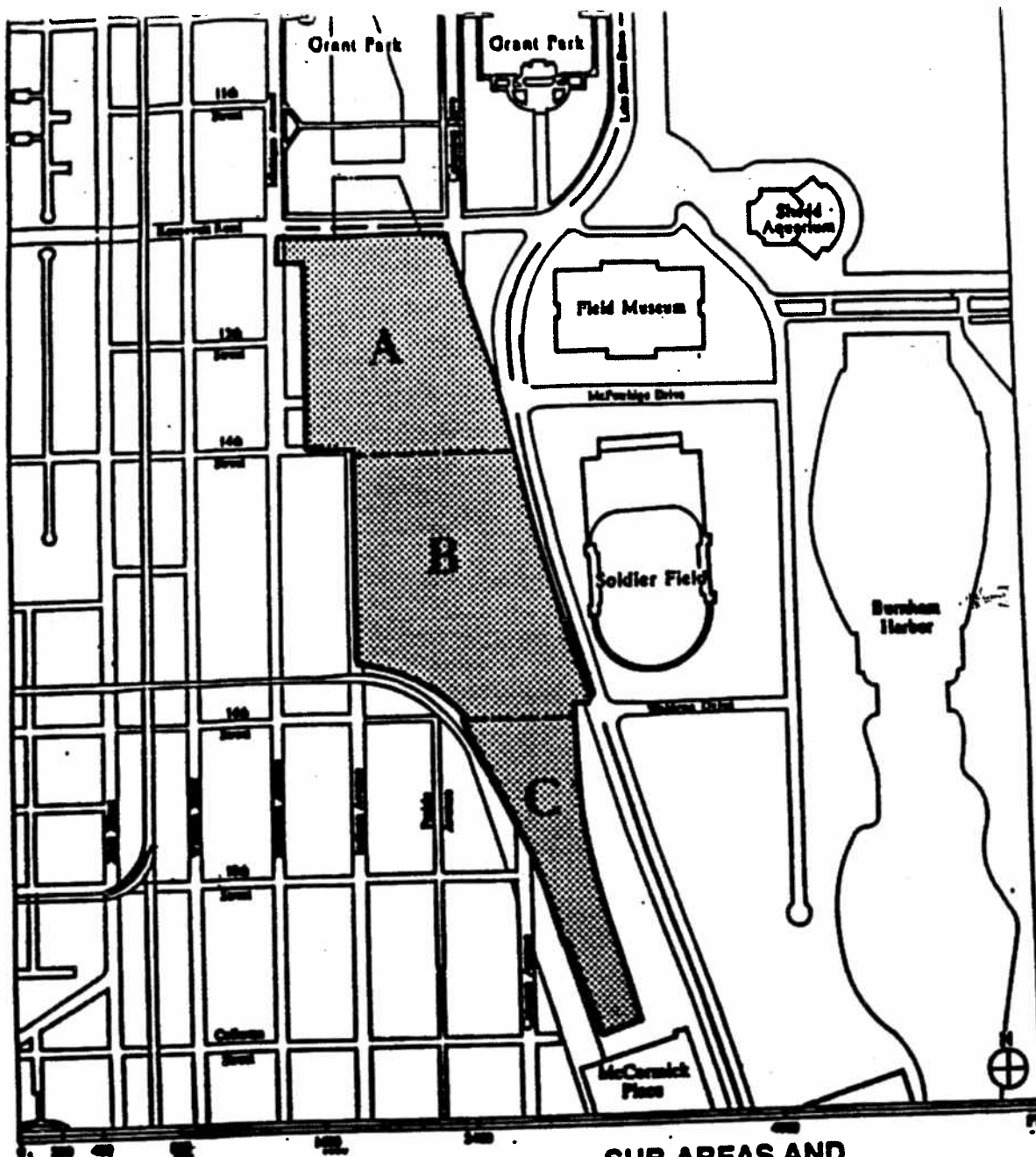
Applicant: Central Station Limited Partnership,
an Illinois Limited Partnership
687 North Dearborn Parkway
Chicago, Illinois 60610

Date: March 8, 1990

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS MAP

PLANNED DEVELOPMENT BOUNDARY

NOTE: Where the Planned Development Boundary is within the right-of-way of Michigan Avenue, said boundary line is on the centerline of Michigan Avenue. Where the Planned Development Boundary is within the right-of-way of Indiana Avenue, said boundary line is parallel to and 33 feet east of the west line of Indiana Avenue. The Planned Development Boundary along the north edge of the Property is on the south line (extended) of Roosevelt Road.



SUB-AREAS AND GENERALIZED LAND-USE MAP

Sub-Area A- Michigan/Columbus Gateway

Sub-Area B- 15th/Lake Shore Area

Sub-Area C- Harbor View Area

Applicant:

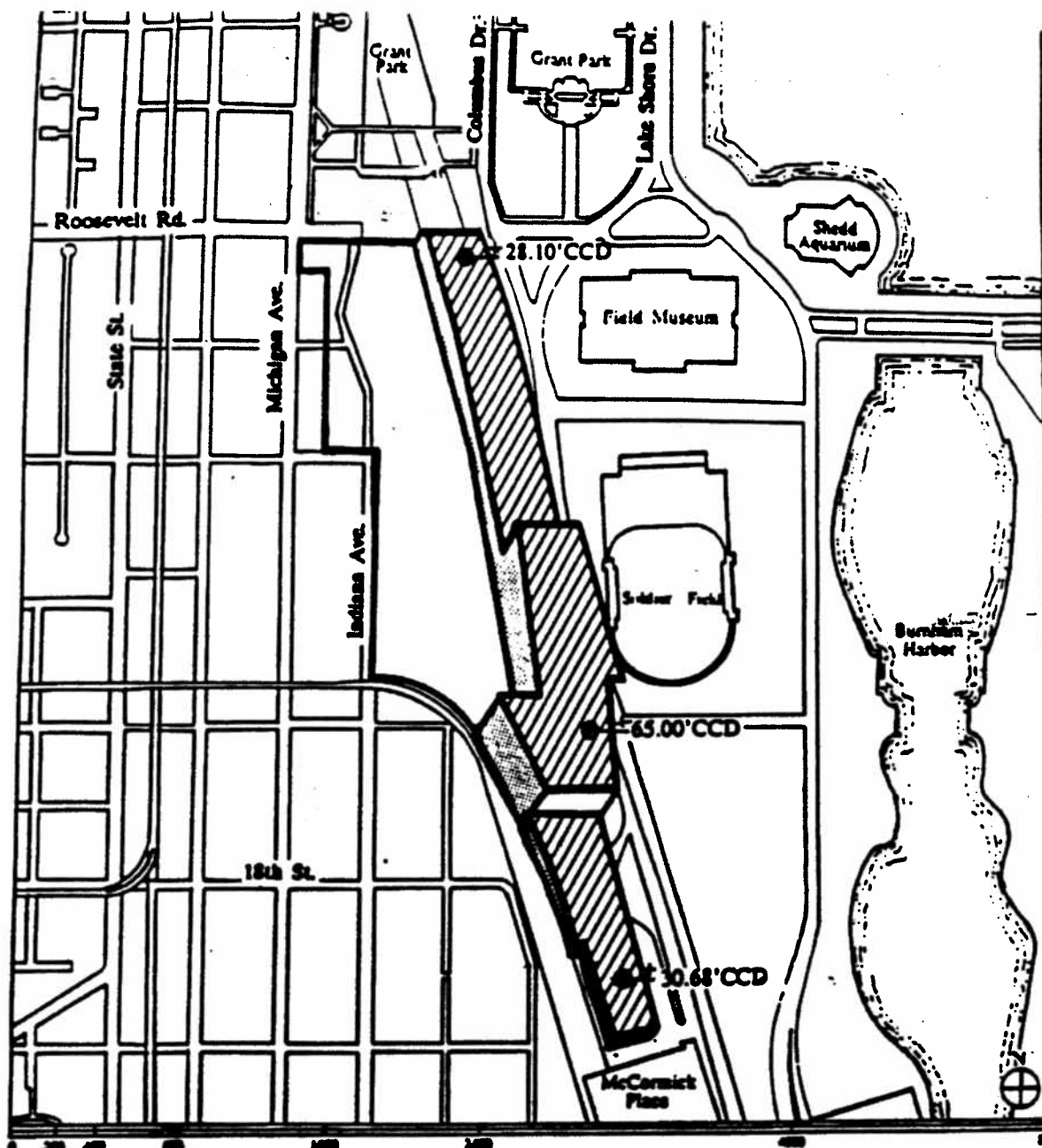
Central Station Limited Partnership,
an Illinois Limited Partnership
887 North Dearborn Parkway
Chicago, Illinois 60610

Date:

March 8, 1990

 Mixed Land-Use as Described in the
Use and Bulk Regulations Table and Notes

NOTES: The boundary line separating
Subareas A and B is the south
line of 14th Street (extended)
as shown above. The boundary
line separating Subareas B and
C is the south line of 15th
Street (extended) as shown
above.



Applicant: Central Station Limited Partnership,
an Illinois Limited Partnership
657 North Dearborn Parkway
Chicago, Illinois 60610

AIR RIGHTS PARCELS

Date: March 8, 1990

 Air Rights Parcels, showing the Elevation
of the Bottom Plane of Each Such Parcel

(Continued from page 19914)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The City of Chicago hereby accepts the bid of Mt. Sinai Baptist Church, 2841 West Washington Boulevard, Chicago, Illinois 60612, to purchase for the sum of \$30,000.00, the city-owned vacant property, approved to advertise for sale pursuant to Council ordinance passed February 4, 1985, page 13386, described as follows:

Lots 130, 131, 132, 133 and 134 in Flint's Addition to Chicago, in the southwest quarter of Section 12, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois (commonly known as 3008 -- 3018 West Washington Boulevard, Permanent Tax Nos. 16-12-320-014, 015, 016 and 017)

subject to covenants, zoning and building restrictions, easements and conditions, if any, of record.

SECTION 2. The Mayor or his proxy is authorized to execute and the City Clerk to attest a quitclaim deed conveying the property to the purchaser.

SECTION 3. The City Clerk is authorized to deliver the deposit check of \$(none) submitted by said bidder to the Department of General Services, Asset Management, Real Estate Section, who is authorized to deliver said deed to the purchaser upon receipt of the balance of the purchase price of said property.

SECTION 4. The City Clerk is further authorized and directed to ~~refund~~ the deposit checks to the unsuccessful bidders for the purchase of said property.

SECTION 5. This ordinance shall be in effect from and after its passage.

AMENDMENT OF MUNICIPAL CODE CHAPTER 194A (CHICAGO
ZONING ORDINANCE) VARIOUS ARTICLES, BY
ESTABLISHING PROVISIONS ALLOWING FOR
SUBSTITUTION OF, OR EXCEPTIONS
TO, NON-CONFORMING TAVERN
LICENSES.

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of July 12, 1990, pages 18752 through 18754, recommending that the City Council pass a proposed ordinance amending Chapter 194A (Chicago Zoning Ordinance) of the Municipal Code, various articles, by establishing provisions allowing for the substitution of, or exception to, non-conforming tavern licenses.